



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 5, 2008

ITEM NUMBER:

**SUBJECT: GENERAL PLAN SCREENING REQUEST (GPS-08-02) FOR PROPERTY
LOCATED AT 3370 HARBOR BOULEVARD**

DATE: JULY 24, 2008

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY: DONALD D. LAMM, DIRECTOR
MINOO ASHABI, AIA, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610**

RECOMMENDATION

Deny processing General Plan amendment for a 30 percent development bonus to build an LA Fitness Health Club in the Industrial Park land use designation (0.20 FAR allowed, 0.26 FAR proposed).

BACKGROUND:

Continuance:

This item was continued from the Council meeting of July 15, 2008. The continuance allowed City staff additional time to review the applicant's traffic study and to consider a modified request for a 0.26 FAR (0.30 FAR originally requested).

Proposed Project:

The General Plan limits the size of commercial buildings in industrial zones. The General Plan allows a maximum 34,848 square foot building (0.20 FAR) for high-traffic generators (such as a Health Club) in Industrial Park areas. The proposed request involves constructing an LA Fitness Health Club at 3370 Harbor Boulevard on property designated for Industrial Park land uses.

Specifically, the proposed project involves the following:

- Request is for a 30% development bonus. Request is for a development bonus for an additional 10,454 square feet (30% increase) of building. This 30% development bonus is for a 45,302 square foot LA Fitness building. The request is for a *larger commercial building* than permitted by the General Plan for the Industrial Park area in northwest Costa Mesa.
- Request requires a General Plan amendment for a site-specific building size:
 - 34,848 square feet/0.20 FAR for Health Club may be **allowed** by General Plan.
 - 45,302 square feet/0.26 FAR for LA Fitness **requested** by applicant.

ANALYSIS

Traffic Study Indicates Significant Traffic Impacts

The applicant's traffic study has been reviewed but not completely validated by Transportation staff. However, staff finds that aspects of the applicant's study are somewhat comparable to the City's preliminary trip generation analysis provided in the July 15th Council report (Attachment 1) – in that the applicant's traffic analysis also indicates that the LA Fitness building would result in significant traffic impacts.

The data in the applicant's traffic study is being used *for general discussion purposes* in this General Plan screening request. The applicant's traffic analysis is available for public review at the Development Services Department.

Staff concludes the following based on the applicant's traffic data reported:

- *Proposed LA Fitness is a "high-traffic generator."* As a commercial use in an industrial zone, the LA Fitness building is a "high-traffic generator." Permitted industrial uses (i.e. industrial business park offices, corporate headquarters, research/development laboratories) are "low to moderate traffic generators."
- *Proposed LA Fitness will result in increased traffic in the evenings and throughout the day.* The projected 1,482 average daily trips may likely draw traffic not only from northwest Costa Mesa, but also from customers in nearby Santa Ana. The traffic study shows a significant increase in evening traffic (PM Peak Hour) and overall average daily trips (ADT) compared to allowable industrial uses.
- *Compared to a Business Industrial office complex, the LA Fitness would increase daily traffic by 158%.*

Clarification for the record: At the July 15th Council hearing, the applicant indicated that an office complex was approved on their property by the Planning Commission one or two months ago. This was not a factual statement.

As a permitted use, a 52,271 square foot Business Industrial Office Complex was approved by Planning staff (and not by a Planning Commission in a public hearing) in October, 2007. The applicant did file for and receive Commission approval of a *parcel map* for an industrial office condominium subdivision in November, 2007. The construction drawings have been in plancheck since Fall 2007, and building permits have not been issued yet.

- *Compared to a Corporate Headquarters office complex, the LA Fitness would increase daily traffic by 149%.* The previously-approved industrial office development for this site could serve as corporate headquarters (similar to Emulex) for a single-tenant user. Compared to this type of use, the LA Fitness building results in a significant traffic increase.
- *Compared to industrial office uses, a Health Club constructed at the General Plan maximum (without a development bonus) would still result in significant traffic impacts.* A 34,848 square foot Health Club is allowed by the General Plan, subject to approval of a conditional use permit. If LA Fitness complied with the General Plan FAR limits, such a building would still result in a **30% net increase** in traffic compared to industrial office uses.

Comparison of Traffic Generation Based on Different Uses

General Plan Land Use Designation	Traffic Generation Category	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
GENERAL PLAN ALLOWS:				
52,271 sq.ft. Industrial Office Complex: Corporate Headquarters (Single-Tenant)	Moderate Traffic	81 trips	78 trips	574 trips
52,271 sq.ft. Industrial Office Complex: Business Industrial Offices (Multi-Tenant)	Moderate Traffic	91 trips	78 trips	595 trips
IF APPROVED BY CUP, HEALTH CLUB BUILDING:				
IN COMPLIANCE WITH GENERAL PLAN 34,848 sq.ft. Health Club (in compliance with General Plan)	High Traffic	42 trips	141 trips	1,144 trips
PROPOSED PROJECT: 45,302 sq.ft. LA FITNESS (as proposed, with 30% development bonus required)	High Traffic	55 trips	182 trips	1,482 trips

Other Concerns

Apart from the increased traffic, staff is also concerned with the following:

- The request is for a development privilege not granted to any other property owner in the Industrial Park area of Northwest Costa Mesa.
- Preference to use a standard building design is not justification for a General Plan amendment.
- Request is in direct conflict with a General Plan Land Use Policy, which would need to be deleted or modified. General Plan Land Use Objective LU-1E.1 expressly states that new development projects shall not exceed the applicable floor area standards, and no deviation shall be allowed in the high traffic categories. The proposal directly conflicts with this policy. This policy would need to be deleted or modified.
- Project fails to comply with any of the General Plan Acceptance Screening Criteria. City Council Policy established three criteria for accepting GPA requests. The project fails to meet any of these three criteria because: (a) it does not resolve an inconsistency between General Plan and zoning for a parcel; (b) it is not necessary to provide a uniform land use designation for a parcel; and (c) it would not result in decreased traffic impacts.

ALTERNATIVES

City Council has the following alternatives available for consideration:

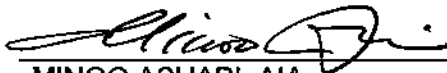
1. Deny General Plan Amendment request from further processing. Staff finds it difficult to justify the request for a 30% development bonus.
2. Allow further processing of General Plan Amendment request. While the project does not meet any of the General Plan amendment acceptance criteria, Council may elect to take this action.

CONCLUSION

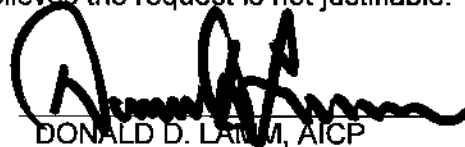
This General Plan amendment request is to obtain a 30% development bonus to construct an LA Fitness Health Club. The request is for a site-specific FAR to allow an additional 10,454 square feet of building square footage:

- o **34,848 square feet/0.20 FAR** for Health Club may be **allowed** by General Plan.
- o **45,302 square feet/0.26 FAR** for LA Fitness **requested** by applicant.

The proposal lacks any overriding public benefits and would result in a significant increase in traffic. The request does not meet the goals of the General Plan and any of the General Plan Screening Acceptance Criteria. As such, staff believes the request is not justifiable.



MINOO ASHABI, AIA
Senior Planner



DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments: 1. 7/15/08 Council Staff Report

cc: City Manager
Assistant City Manager
City Attorney
Public Services Director
City Engineer
Associate Engineer
City Clerk
Staff (4)
File (2)

Ray Mietkiewicz
The O'Donnell Group
3 San Joaquin Plaza, #160
Newport Beach, CA 92660

ODC Harbor, L.P.
The O' Donnell Company
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CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 15, 2008

ITEM NUMBER:

**SUBJECT: GENERAL PLAN SCREENING REQUEST (GPS-08-02) FOR PROPERTY
LOCATED AT 3370 HARBOR BOULEVARD**

DATE: JUNE 27, 2008

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY: DONALD D. LAMM, DIRECTOR
MINOO ASHABI, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, SENIOR PLANNER
(714) 754-5610**

RECOMMENDATION

Deny processing General Plan amendment to allow a larger commercial building for LA Fitness in an Industrial Park land use designation (0.20 FAR allowed, 0.30 FAR proposed).

ANALYSIS

Project Summary Sheet

This General Plan Screening request involves a proposed site specific FAR of 0.30 for a high traffic generator use. The proposed physical fitness facility is a conditionally permitted use within the commercial and industrial zoning districts.

A project summary sheet is attached for the screening request. This summary sheet provides the following information:

- General Plan Land Use Map and Aerial Photograph
- Potential Project Description, Land Use and Traffic Evaluation
- Justification for approval or rejection of application for further processing

General Plan Screening Criteria

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.

3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

ALTERNATIVES

City Council has the following alternatives available for consideration:

1. As recommended by staff, deny General Plan Amendment request from further processing. Denial of this request would maintain the existing Industrial Park land use designation and prohibit the establishment of a commercial use (larger in size than what the General Plan allows) in an industrial zone.
2. Allow further processing of General Plan Amendment request. While the project does not meet any of the General Plan amendment acceptance criteria, Council may elect to take this action. This action does not guarantee approval of the proposal.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

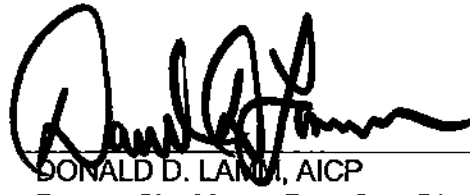
Legal review is not required for this item.

CONCLUSION

The proposal meets the Developer's goals but is inconsistent with the goals of the General Plan. This request for a site-specific 0.30 FAR is to accommodate a larger LA Fitness commercial building than what would otherwise not be allowed by the General Plan (0.20 FAR allowed, 0.30 FAR proposed). It is a request in the Developer's self-interest and does not involve any citywide benefits. Historically in the City of Costa Mesa, departures from FAR standards may be justified by the achievement of other higher priority General Plan goals (i.e. ownership housing, revitalization of blighted properties, obtaining public benefits through development agreements). In this case, this project may satisfy LA Fitness' demand for a larger building but does not involve any significant public benefits to the community nor compliance with the goals/objectives/policies of the General Plan.



MINOO ASHABI, AIA
Senior Planner



DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments: 1. 3370 Harbor Blvd. (Summary Sheet)
 1B. Vicinity Map
 2. Photos of the site
 3. Submitted Plans/Request

cc: City Manager
 Assistant City Manager
 City Attorney
 Public Services Director
 City Engineer
 Associate Engineer
 City Clerk
 Staff (4)
 File (2)

Ray Mietkiewicz
The O'Donnell Group
3 San Joaquin Plaza, #160
Newport Beach, CA 92660

ODC Harbor, L.P.
The O' Donnell Company
3 San Joaquin Plaza, #160
Newport Beach, CA 92660

File: 071508GPS0802	Date: 070308	Time: 9:45 a.m.
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GPS-08-02 – LA Fitness at 3370 Harbor Boulevard

GENERAL PLAN SCREENING REQUEST

The project site is a 174,238 sq.ft. (3.99 acres) vacant parcel in the Industrial Park designation. The request is to amend the General Plan to allow an increase in building size to construct a larger LA Fitness building—than what would not be otherwise permitted by the General Plan. An athletic club is a commercial use (and not an industrial use) that requires a conditional use permit in the Industrial Park zone. If this high-traffic generating use were approved by CUP, the General Plan limits the building square footage to a maximum 0.20 FAR. The amendment is for an increase from 0.20 FAR to a site-specific 0.30 FAR.

TRAFFIC EVALUATION

Transportation staff completed a preliminary trip generation analysis and concluded that the proposed project is expected to result in a **386 percent increase** in average daily trips. This is considered a significant traffic impact that may result in adverse effects along critical intersections, to be verified by a detailed traffic study.

General Plan Land Use Designation	Potential Buildout	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
Industrial Park (0.20 FAR)	<u>General Plan Allowance:</u> General Plan allows Max. 0.20 FAR for high-traffic generator	54 trips	52 trips	384 trips
Proposed Project LA Fitness (0.30 FAR)	<u>GP Amendment Request:</u> Proposed Site-Specific 0.30 FAR for high-traffic generator	55 trips	183 trips	1,482 trips
Net Increase		1	131	1,098 (386% increase)

PROJECT FAILS TO COMPLY WITH GOALS OF THE GENERAL PLAN

1. Project meets Developer's goals for a larger commercial building but does not achieve the goals of the General Plan or offer any public benefits. This request for a site-specific FAR is to accommodate a larger commercial building than what would otherwise not be allowed by the General Plan. It is a request in the Developer's self-interest and does not involve any citywide benefits. Historically in the City of Costa Mesa, departures from FAR standards may be justified by the achievement of other higher priority General Plan goals (i.e. ownership housing, revitalization of blighted properties, obtaining public benefits through development agreements). In this case, this project may satisfy LA Fitness' demand for a larger building but does not involve any significant public benefits to the community.
2. Project would result in significant traffic impacts in industrial area. The LA Fitness facility is a commercial use that is proposed in an industrial zone. It is a high traffic generator in an area characterized by moderate/low traffic generators such as research/development laboratories, industrial uses, and corporate headquarters. A 386 percent increase in average daily trips is considered a significant traffic impact.
3. Project expressly contradicts General Plan guidance for FAR standards. General Plan Land Use Objective LU-1E.1 expressly states that new development projects *shall not exceed* the applicable floor area standards, and no deviation shall be allowed in the high traffic categories. The proposed request significantly conflicts with this guidance as it involves both an increase in FAR limits and deviation in the high traffic category.
4. Project is inconsistent with long-term General Plan vision to preserve industrial cores. The General Plan vision is to encourage new development in the Westside Mixed-Use Overlay zones to replace blighted industrial properties. At the same time, it is important to protect the other remaining industrial cores of the City. If a commercial use is conditionally established in this industrial zone, this action would conflict with the revitalization efforts in the Westside in that industrial users will have fewer opportunities to relocate from the Westside to other industrial core areas of the City.
5. Project fails to comply with any of the General Plan Acceptance Screening Criteria. City Council Policy establishes three criteria for accepting GPA requests. The project fails to meet any of these three criteria because: (a) it does not resolve an inconsistency between General Plan and zoning for a parcel; (b) it is not necessary to provide a uniform land use designation for a parcel; and (c) it would not result in decreased traffic impacts.
6. Proposal may be considered a special development privilege not afforded to all other major Fitness Clubs in the City. All major Fitness Clubs (i.e. 24-Hour Fitness and MET-RX Fitness) are located in **commercial zones**. Because it is inconsistent with the General Plan, this request for additional building square footage to accommodate an LA Fitness in an industrial zone could be considered a grant of a special development privilege that is not necessarily guaranteed to all others.
7. Project is inconsistent with General Plan Land Use Goal LU-1. General Plan Goal LU-1 emphasizes a balanced community of industrial and commercial land uses and stresses reasonable land use intensity limits. The proposal conflicts with this goal. It eliminates the possibility of a more appropriate industrial use to be established on this vacant property.

City of Costa Mesa

3370 HARBOR BLVD. - [Created: 6/9/2008 10:11:02 AM] [Scale: 259.41] [Page: 8.5 x 11 / Portrait]

Overview Map



Legend

Address
Small

Address
Points

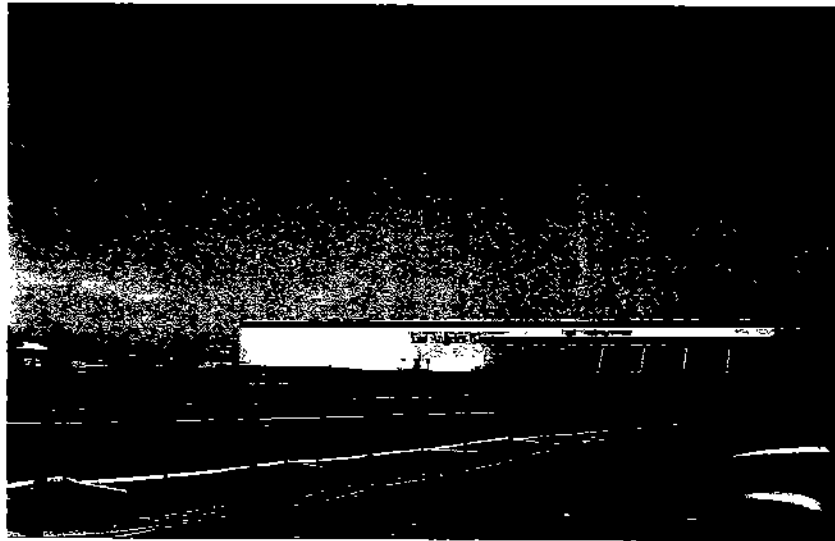
Freeway
Roads
Collector
(cont)

Freeway
Major
Newport BLVD
(cont)

Primary
SECONDARY
Waterway
Lines

Map Display





**Photographs of
Site and Vicinity**



PROJECT OVERVIEW

Purpose of General Plan Amendment:

The purpose of our submittal is to amend the High Traffic Floor Area Ratio (FAR) threshold for an approximately Four (4) acre MP zoned site from .20 FAR to .30 FAR. Although the current MP zone does allow for the fitness center land use, the flexibility to develop a functional, esthetically appealing facility is extremely limited by the trip generation threshold of 15 trips per 1,000 S.F. for high traffic FAR. An increase in the High Traffic FAR or the trip generation threshold would be relatively consistent with the Segerstrom Home Ranch site (adjacent to the south) and The North Costa Mesa Specific Plan.

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAY 19 2008

Our goal is to develop a top of the line sports club amenity for the City of Costa Mesa and its Residents. As you will see in our attached package, the intent is to implement a high standard of quality and design characteristics, which we hope will make a great addition to the surrounding developments (Whittier Law School to the west and National University to the north).

Project:

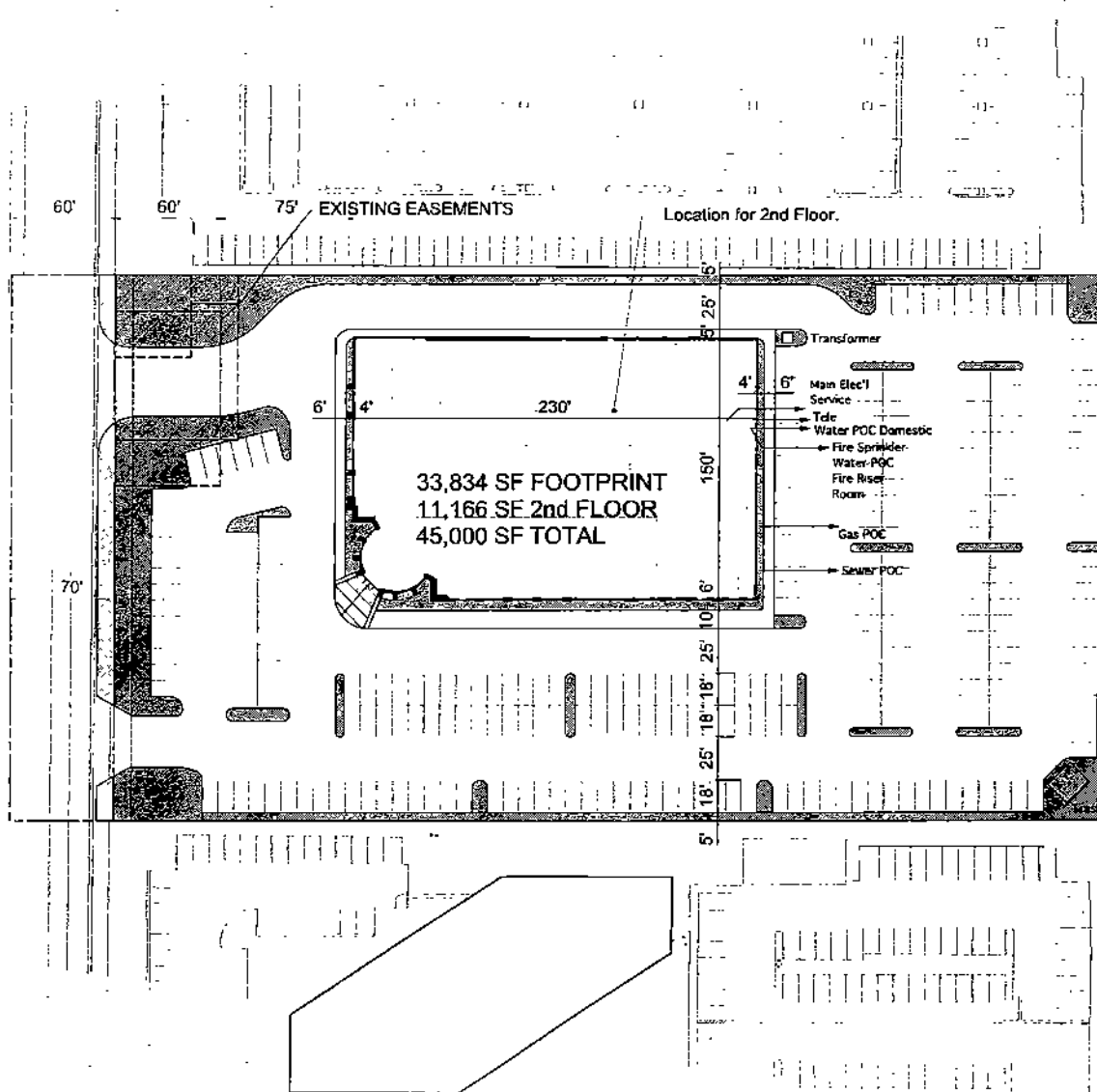
LA Fitness – Costa Mesa
3370 Harbor Boulevard, Costa Mesa, California.

Description:

LA Fitness proposes a full service 45,000 sf fitness facility incorporating 33,570 sf on the ground floor with 11,430 sf at the second level. The main, ground floor entry will be at the circular rotunda feature that fronts our parking field. Access to the 2nd floor will be via a feature staircase. The proposed "fitness sports club" includes fitness studio types of work out areas for weight, cardio, and circuit training, racquetball/handball courts, a basketball court, as well as health studio amenities such as a pool for lap swimming and water aerobics and a spa, and spinning and aerobics conditioning rooms. In addition, licensees and club staff provide personalized exercise training and conditioning programs, and sports and water physical therapy services. The club's amenities also include a kid's klub area for babysitting and childcare of member's children (only while they are using the club) as well as state of the art locker rooms with showers and saunas.

Design Data

- Enhanced exterior design to complement our ground floor location
- We strive for an open look where a visitor can view the entire club from the entry area including views to the pool, racquetball and basketball.
- As the interior space is large; we are careful to add scale with interesting interior elements.
- Equipment – approximately 240 pieces of State of the Art equipment in the facility
- Weight Training – including 80 machines and 80 free weights
- Amenities – Personal Training; Specialized Training, State-of-the-art AV system including 40" plasma screen tv's
- Spinning- Specific room for spinning with class leaders
- Lap Pool & Spa – 3 lane pool with glazing to the exterior...and a large coed spa. water physical therapy services are provided as well
- Locker Facilities – Amenities including solid surface tops, full tile floors with design series wood lockers
- Basketball – Full Court basketball court...either casual pick up games or organized league play (35+ organized leagues)
- 3 RB Courts – Tournaments; Shootouts, Demo Nights. Leagues for beginners to advanced players offered continuously throughout the year. Annual Tour of Champs
- Kids Club – Child care for members using the facility



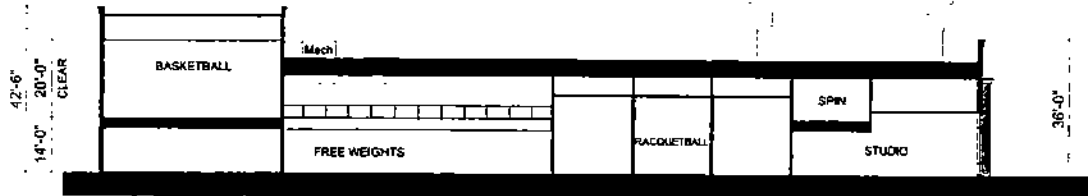
4 Acres +/-
23,847 sf Landscape = 13.7% +/-
293 +/- Parking
= 6.5 spaces/1,000 sf
9'x18' Spaces w/25' Drive Aisles

Ground Floor = 33,834 sf
Second Floor = 11,166 sf
Total Building = 45,000 sf

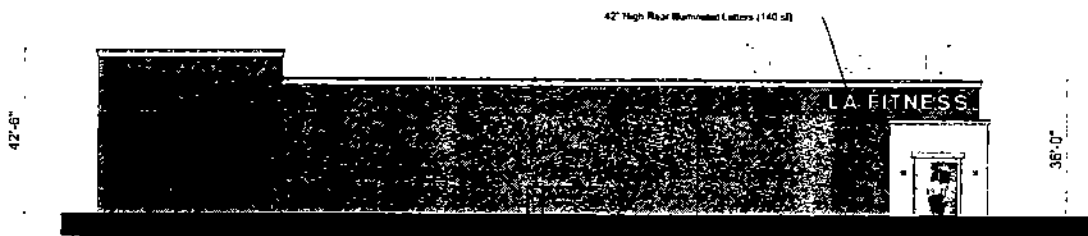




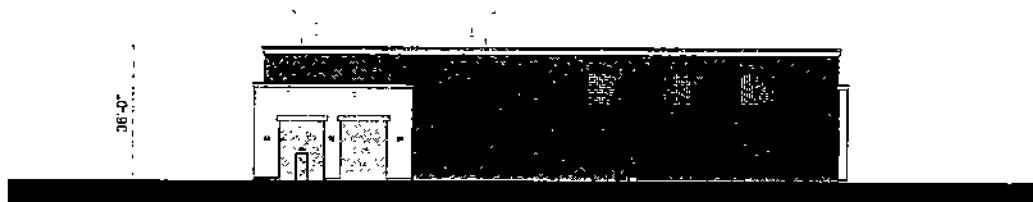
West Elevation



Section thru Basketball



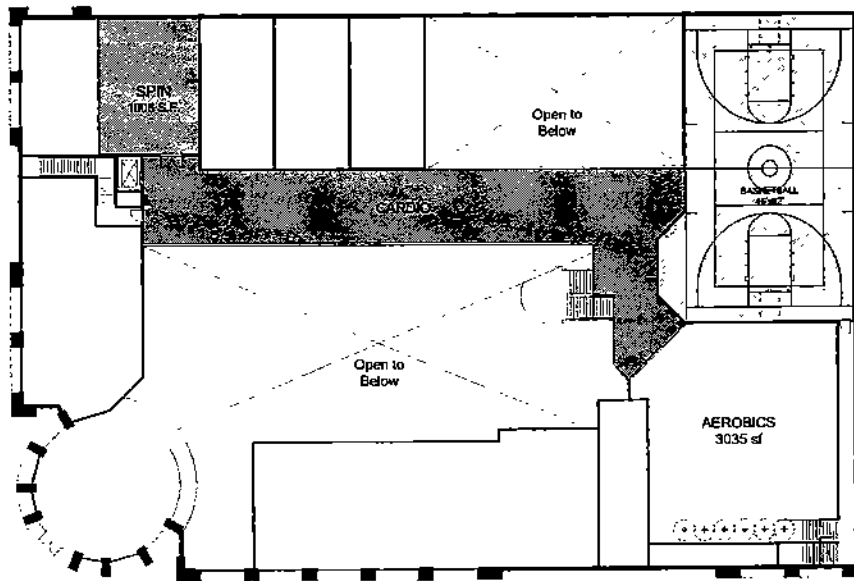
North Elevation



East Elevation



South Elevation



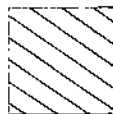
Concept 2nd Floor Plan

Floor Plan Hatched Symbol

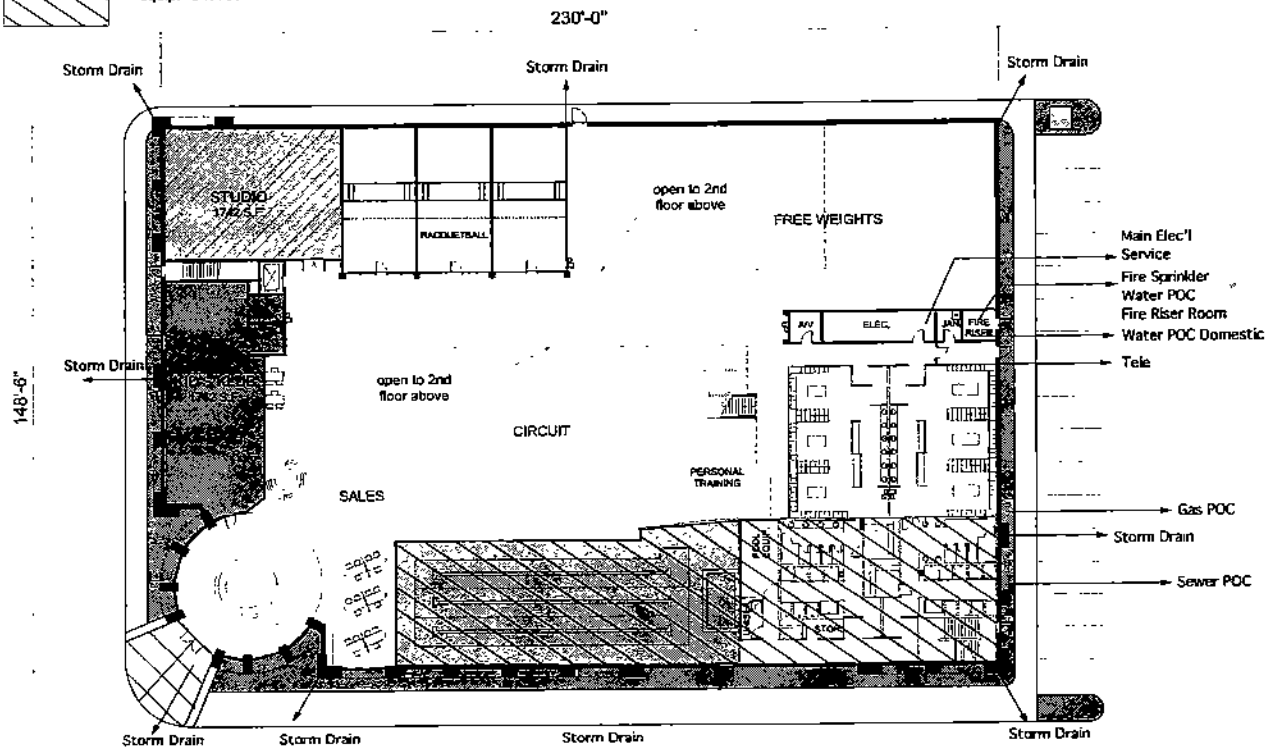


Graded pad area by LL depressed 2.5" below typical pad height for LAF's depressed concrete slab in areas containing wood flooring.

Floor Plan Hatched Symbol at Pool and Shower Area



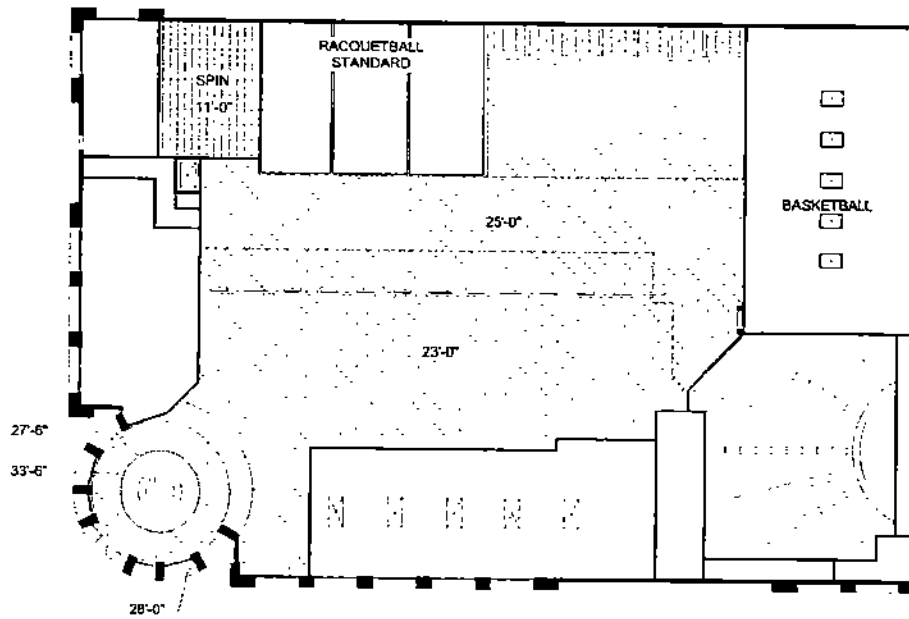
Graded pad area by LL depressed 1.5" below typical pad height for LAF's depressed concrete slab in areas containing tile or pool/pool equipment room



NOTE:
Approximate Storm Drain
quantities & locations are
shown.

Ground Floor = 33,570 sf
Second Floor = 11,430 sf
Total Building = 45,000 sf





Concept Upper Reflected Ceiling Plan

